

BK0460PG0579

STATE MS.-DESOTO CO.

Dec 18 2 24 PM '03

Prepared by and Return to  
Bridgforth & Buntin  
P. O. Box 241  
Southaven, Ms 38671  
601-393-4450

WARRANTY DEED

460 PG 579  
DAVIS CH. CLK.

R. R. BRIDGFORTH HEIRS PARTNERSHIP, ET AL

GRANTOR(S)

TO

LEMON & GALE, LLC, A MISSISSIPPI LIMITED  
LIABILITY COMPANY

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, R. R. BRIDGFORTH HEIRS PARTNERSHIP, BETTYE B. WHITTEN JENKINS, individually and Life Tenant, Executrix and Testamentary Trustee under will of David B. Bridgforth, LANEY FUNDERBURK FAMILY, LP, ANDREA WHITTEN WILLIFORD FAMILY, LP and BETTYE B. WHITTEN FUNDERBURK, TRUSTEE of the Residuary Trust under Last Will & Testament of David A. Whitten, do hereby sell, convey and warrant unto LEMON & GALE, LLC, a Mississippi limited liability company, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, more particularly described as follows, to-wit:

A 114.09, MORE OR LESS, ACRE TRACT OF LAND BEING LOCATED IN THE WEST HALF AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 7 WEST OF THE CHICKASAW MERIDIAN, CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 7 WEST OF THE CHICKASAW MERIDIAN, SAID CORNER BEING A COTTON PICKER SPINDLE (FOUND); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 425.10 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 31.44 FEET TO A 1/2" IRON PIPE (SET) IN THE EAST RIGHT OF WAY LINE OF PLEASANT HILL ROAD; THENCE NORTH 89 DEGREES 41 MINUTES 23 SECONDS EAST, 498.58 FEET TO A 1/2" IRON PIPE (SET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 725.00 FEET, AN ARC LENGTH OF 15.48 FEET, A TANGENT OF 7.74 FEET AND A DELTA ANGLE OF 01 DEGREES 13 MINUTES 24 SECONDS, A CHORD BEARING OF NORTH 02 DEGREES 32 MINUTES 38 SECONDS WEST, AND A CHORD LENGTH OF 15.48 FEET TO A 1/2" IRON PIPE (SET); THENCE NORTH 86 DEGREES 50 MINUTES 40 SECONDS EAST, 261.39 FEET TO A 1/2" IRON PIPE (SET); THENCE SOUTH 06 DEGREES 56 MINUTES 04 SECONDS EAST, 30.93 FEET TO A 1/2" IRON PIPE (SET); THENCE SOUTH 80 DEGREES 25 MINUTES 06 SECONDS EAST, 333.24 FEET TO A 1/2" IRON PIPE (SET); THENCE SOUTH 15 DEGREES 18 MINUTES 35 SECONDS WEST, 74.04 FEET TO A 1/2" IRON PIPE (SET); THENCE SOUTH 68 DEGREES 57 MINUTES 09

SECONDS EAST, 512.15 FEET TO A 1/2" IRON PIPE (SET); THENCE SOUTH 21 DEGREES 02 MINUTES 51 SECONDS WEST, 454.52 FEET TO A 1/2" IRON PIPE (SET); THENCE SOUTH 13 DEGREES 00 MINUTES 37 SECONDS EAST, 284.18 FEET TO A 1/2" IRON PIPE (SET); THENCE SOUTH 31 DEGREES 07 MINUTES 19 SECONDS EAST, 969.54 FEET TO A 1/2" IRON PIPE (SET); THENCE SOUTH 14 DEGREES 10 MINUTES 37 SECONDS EAST, 866.34 FEET TO A 1/2" IRON PIPE (SET); THENCE SOUTH 39 DEGREES 43 MINUTES 40 SECONDS EAST, 212.09 FEET TO A 1/2" IRON PIPE (SET); THENCE SOUTH 64 DEGREES 57 MINUTES 37 SECONDS EAST, 251.40 FEET TO A 1/2" IRON PIPE (SET); THENCE SOUTH 88 DEGREES 57 MINUTES 42 SECONDS EAST, 126.93 FEET TO A 1/2" IRON PIPE (SET); THENCE SOUTH 06 DEGREES 57 MINUTES 44 SECONDS EAST, 610.06 FEET TO A 1/2" IRON PIPE (SET); THENCE NORTH 89 DEGREES 52 MINUTES 26 SECONDS WEST, 117.00 FEET TO A IRON PIPE (FOUND); THENCE SOUTH 00 DEGREES 22 MINUTES 19 SECONDS EAST, 400.45 FEET TO A METAL FENCE RAIL (FOUND); THENCE NORTH 24 DEGREES 32 MINUTES 47 SECONDS WEST, 49.62 FEET TO A METAL FENCE RAIL (FOUND); THENCE NORTH 32 DEGREES 44 MINUTES 51 SECONDS WEST, 219.36 FEET TO A METAL FENCE RAIL (FOUND); THENCE NORTH 79 DEGREES 05 MINUTES 07 SECONDS WEST, 221.14 FEET TO A METAL FENCE RAIL (FOUND); THENCE NORTH 42 DEGREES 17 MINUTES 47 SECONDS WEST, 175.41 FEET TO A METAL FENCE RAIL (FOUND); THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, 459.62 FEET TO A IRON PIPE (FOUND); THENCE NORTH 89 DEGREES 34 MINUTES 49 SECONDS WEST, 321.20 FEET TO A METAL FENCE RAIL (FOUND); THENCE NORTH 00 DEGREES 25 MINUTES 11 SECONDS EAST, 194.20 FEET TO A 1/2" IRON PIPE (SET); THENCE NORTH 23 DEGREES 53 MINUTES 14 SECONDS WEST, 443.15 FEET TO A 1/2" IRON PIPE (SET); THENCE NORTH 45 DEGREES 49 MINUTES 38 SECONDS WEST, 127.88 FEET TO A 1/2" IRON PIPE (SET); THENCE SOUTH 48 DEGREES 43 MINUTES 28 SECONDS WEST, 218.08 FEET TO A 1/2" IRON PIPE (SET); THENCE SOUTH 89 DEGREES 41 MINUTES 23 SECONDS WEST, 907.37 FEET TO A 1/2" IRON PIPE (SET) IN THE EAST RIGHT OF WAY LINE OF PLEASANT HILL ROAD (60 FOOT RIGHT OF WAY); THENCE, ALONG SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 23 MINUTES 29 SECONDS WEST, 792.99 FEET TO A 1/2" IRON PIPE (SET); THENCE NORTH 00 DEGREES 10 MINUTES 34 SECONDS WEST, 589.69 FEET TO A 1/2" IRON PIPE (FOUND); THENCE NORTH 85 DEGREES 41 MINUTES 55 SECONDS EAST, 143.04 FEET TO A 1/2" IRON PIPE (FOUND); THENCE NORTH 85 DEGREES 47 MINUTES 05 SECONDS EAST, 126.32 FEET TO A 1/2" IRON PIPE (FOUND); THENCE NORTH 00 DEGREES 19 MINUTES 37 SECONDS WEST, 60.19 FEET TO A 1/2" IRON PIPE (FOUND); THENCE SOUTH 59 DEGREES 57 MINUTES 26 SECONDS EAST, 204.08 FEET TO A 1/2" IRON PIPE (FOUND); THENCE NORTH 36 DEGREES 08 MINUTES 19 SECONDS EAST, 125.29 FEET TO A 1/2" IRON PIPE (FOUND); THENCE NORTH 41 DEGREES 36 MINUTES 39 SECONDS EAST, 50.30 FEET TO A 1/2" IRON PIPE (FOUND); THENCE NORTH 45 DEGREES 34 MINUTES 07 SECONDS EAST, 162.34 FEET TO A 1/2" IRON PIPE (FOUND); THENCE NORTH 53 DEGREES 37 MINUTES 33 SECONDS EAST, 144.42 FEET TO A 1/2" IRON PIPE (FOUND); THENCE NORTH 58 DEGREES 21 MINUTES 43 SECONDS EAST, 129.03 FEET TO A 1/2" IRON PIPE (FOUND); THENCE NORTH 58 DEGREES 52 MINUTES 41 SECONDS EAST, 127.29 FEET TO A 1/2" IRON PIPE (FOUND); THENCE NORTH 28 DEGREES 55 MINUTES 29 SECONDS WEST, 38.88 FEET TO A 1/2" IRON PIPE (FOUND); THENCE NORTH 19 DEGREES 52 MINUTES 15 SECONDS WEST, 113.44 FEET TO A 1/2" IRON PIPE (FOUND); THENCE NORTH 12 DEGREES 40 MINUTES 34 SECONDS WEST, 113.44 FEET TO A 1/2" IRON PIPE (FOUND); THENCE NORTH 05 DEGREES 28 MINUTES 52 SECONDS WEST, 113.44 FEET TO A 1/2" IRON PIPE (FOUND); THENCE NORTH 01 DEGREES 42 MINUTES 49 SECONDS EAST, 113.44 FEET TO A 1/2" IRON PIPE (FOUND); THENCE NORTH 08 DEGREES 54 MINUTES 31 SECONDS EAST, 113.44 FEET TO A 1/2" IRON PIPE (FOUND); THENCE NORTH 16 DEGREES 13 MINUTES 56 SECONDS EAST, 117.49 FEET TO A 1/2" IRON PIPE

(FOUND); THENCE NORTH 16 DEGREES 01 MINUTES 20 SECONDS EAST, 125.01 FEET TO A 1/2" IRON PIPE (FOUND); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1447.00 FEET, AN ARC LENGTH OF 394.47 FEET, A TANGENT OF 198.46 FEET AND A DELTA ANGLE OF 15 DEGREES 37 MINUTES 10 SECONDS, A CHORD BEARING OF NORTH 82 DEGREES 30 MINUTES 02 SECONDS WEST, AND A CHORD LENGTH OF 393.25 FEET TO A 1/2" IRON PIPE (FOUND); THENCE SOUTH 89 DEGREES 41 MINUTES 23 SECONDS WEST, 567.81 FEET TO A 1/2" IRON PIPE (FOUND); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.35 FEET, A TANGENT OF 25.08 FEET AND A DELTA ANGLE OF 90 DEGREES 10 MINUTES 53 SECONDS, CHORD BEARING OF SOUTH 44 DEGREES 35 MINUTES 56 SECONDS WEST, AND A CHORD LENGTH OF 35.41 FEET TO A 1/2" IRON PIPE (FOUND); THENCE SOUTH 89 DEGREES 30 MINUTES 30 SECONDS WEST, 23.00 FEET TO A 1/2" IRON PIPE (FOUND) IN THE EAST RIGHT OF WAY LINE OF PLEASANT HILL ROAD (60 FOOT RIGHT OF WAY); THENCE, ALONG SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 29 MINUTES 30 SECONDS WEST, 333.15 FEET TO THE POINT OF BEGINNING CONTAINING 114.09, MORE OR LESS, ACRES OF LAND BEING SUBJECT TO ALL CODES, RULES AND REGULATIONS, SUBDIVISION COVENANTS, EASEMENTS AND RIGHTS OF WAY OF RECORD.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

Taxes for the year 2003 are to be prorated between the parties.

Possession is to be given with delivery of Deed.

WITNESS our signatures this 9<sup>th</sup> day of December, 2003.

R. R. BRIDGFORTH HEIR PARTNERSHIP

BY: Betty B. Whitten Funderburk  
Betty B. Whitten Funderburk, Managing Partner

BY: David R. Bridgforth  
David R. Bridgforth, Managing Partner

Betty B. Whitten Jenkins  
Betty B. Whitten Jenkins, Individually & Life Tenant

Betty B. Whitten Jenkins  
Betty B. Whitten Jenkins, Executrix & Trustee under will  
of David B. Bridgforth

LANEY FUNDERBURK FAMILY, LP

BY: Laney Funderburk  
Laney Funderburk, General Partner

ANDREA WHITTEN WILLIFORD FAMILY, LP

BY: Andrea Whitten Williford  
Andrea Whitten Williford, General Partner

Betty B. Whitten Funderburk  
Betty B. Whitten Funderburk, Trustee of the Residuary  
Trust under the Last Will & Testament of David A.  
Whitten

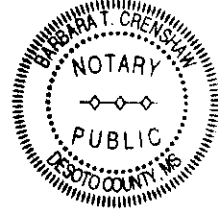
STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state on this 9th day of December, 2003, within my jurisdiction, the within named Bettye B. Whitten Funderburk, who acknowledged that she is the Managing Partner of R. R. Bridgforth Heirs Partnership and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized to do so.

Barbara J Crenshaw  
Notary Public

My Commission Expires:  
\_\_\_\_\_



MY COMMISSION EXPIRES  
November 28, 2004

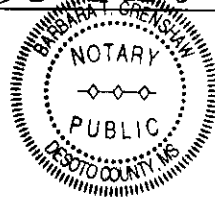
STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state on this 9th day of December, 2003, within my jurisdiction, the within named David R. Bridgforth, who acknowledged that he is the Managing Partner of R. R. Bridgforth Heirs Partnership and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized to do so.

Barbara J Crenshaw  
Notary Public

My Commission Expires:  
\_\_\_\_\_



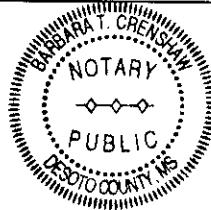
MY COMMISSION EXPIRES  
November 28, 2004

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 9th day of December, 2003, within my jurisdiction, the within named Bettye B. Whitten Jenkins, Individually and Life Tenant, who acknowledged that she executed the above and foregoing instrument.

Barbara J Crenshaw  
Notary Public

My Commission Expires:  
\_\_\_\_\_



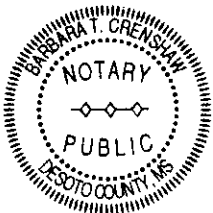
MY COMMISSION EXPIRES  
November 28, 2004

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state on this 9th day of December, 2003, within my jurisdiction, the within named Bettye B. Whitten Jenkins, who acknowledged that she is the Executrix and Trustee under will of David B. Bridgforth and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized to do so.

Barbara T. Crenshaw  
Notary Public

My Commission Expires:  
\_\_\_\_\_



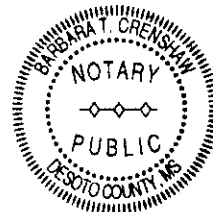
MY COMMISSION EXPIRES:  
November 28, 2004

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state on this 9th day of December, 2003, within my jurisdiction, the within named Laney Funderburk, who acknowledged that he is the General Partner of Laney Funderburk Family, LP and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized to do so.

Barbara T. Crenshaw  
Notary Public

My Commission Expires:  
\_\_\_\_\_



MY COMMISSION EXPIRES:  
November 28, 2004

STATE OF MISSISSIPPI

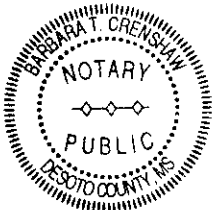
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state on this 9th day of December, 2003, within my jurisdiction, the within named Andrea. Whitten Williford, who acknowledged that she is the General Partner of Andrea Whitten Williford Family, LP and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized to do so.

Barbara T. Crenshaw  
Notary Public

My Commission Expires:

\_\_\_\_\_



MY COMMISSION EXPIRES  
November 28, 2004

STATE OF MISSISSIPPI

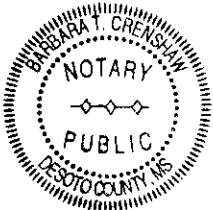
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state on this 9th day of December, 2003, within my jurisdiction, the within named Bettie B. Whitten Funderburk, who acknowledged that she is the Trustee of the Residuary Trust under the Last Will & Testament of David A. Whitten, and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized to do so.

Barbara T. Crenshaw  
Notary Public

My Commission Expires:

\_\_\_\_\_



MY COMMISSION EXPIRES  
November 28, 2004

Grantors' Address:  
Laney Funderburk, Manager  
1805 Hawthorne Dr.  
Hernando, MS 38632  
662-429-4077

Grantees' Address:  
Barry W. Bridgforth, Manager  
3606 Bridgforth Road  
Olive Branch, MS 38654  
662-895-4441